

U. S. AIR FORCE

# FINAL ENVIRONMENTAL ASSESSMENT

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Lease with Omaha Public Power District to Support  
New USSTRATCOM Facility and Existing Base Load

## Offutt Air Force Base Nebraska 55th Wing



FEBRUARY 2013

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**Action:** Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility and Existing Base Load.

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**Designation:** Final Environmental Assessment (EA) with attached Finding of No Significant Impact (FONSI)

**Abstract:** OPPD needs a new substation to support the future electrical requirements of a 1,000,000 square foot USSTRATCOM facility and existing base load. Offutt Air Force Base prepared an EA to identify and evaluate potential environmental effects of entering into a lease with OPPD to support the new USSTRATCOM Facility and existing base load. To determine the possible environmental effects, the major element (building the substation) of the proposed action was identified and evaluated. The EA was prepared in accordance with the National Environmental Policy Act (NEPA) of 1969 (PL 91-190; 42 USC 4321-434 7), as amended; Council on Environmental Quality (CEQ) Regulations for Implementing the Provisions of NEPA (CEQ Regulations, 40 Code of Federal Regulations [CFR] Parts 1500-1508); and Air Force Instruction 32-7061 as promulgated in 32 CFR 989.



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**OFFUTT AFB NEBRASKA**

**LEASE WITH OMAHA PUBLIC POWER DISTRICT  
TO SUPPORT NEW USSTRATCOM FACILITY  
AND EXISTING BASE LOAD**

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**FINAL ENVIRONMENTAL ASSESSMENT**

**FEBRUARY 2013**

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## ACRONYMS

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ACM	Asbestos-Containing Material
ACOE	United States Army Corps of Engineers
AF	Air Force
AFB	Air Force Base
AFI	Air Force Instruction
AICUZ	Air Installation Compatible Use Zone
Air Force	United States Air Force
AQCR	Air Quality Control Region
AST	Above Ground Storage Tank
CAA	Clean Air Act
CEQ	Council on Environmental Quality
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CO	Carbon Monoxide
CWA	Clean Water Act
DLA-DS	Defense Logistics Agency – Disposition Services
DoD	Department of Defense
DRMO	Defense Reutilization and Marketing Office
EA	Environmental Assessment
EIAP	Environmental Analysis Process
EO	Executive Order
ERP	Environmental Restoration Program
ESA	Endangered Species Act
FICUN	Federal Interagency Committee on Urban Noise
FONSI	Finding of No Significant Impact
FY	Fiscal Year
HAZMAT	Hazardous Material Facility
HQ	Headquarters
IICEP	Interagency and Intergovernmental Coordination for Environmental Planning
ISWMP	Integrated Solid Waste Management Plan
IWA	In Accordance With
NAAQS	National Ambient Air Quality Standards
NCA	Noise Control Act
NDEQ	Nebraska Department of Environmental Quality
NE	Nebraska
NEI	National Emissions Inventory
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NO <sub>2</sub>	Nitrogen Dioxide
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places

OPPD	Omaha Public Power District
PCB	Polychlorinated Biphenyls
PM-10	Particulate Matter of 10 microns or less in size
POL	Petroleum, Oils and Lubricants
RCRA	Resource Conservation and Recovery Act
SAC	Strategic Air Command
SF	Square Feet
SHPO	State Historical Preservation Office
SO <sub>2</sub>	Sulfur Dioxide
STRATCOM	Strategic Command
SWPPP	Storm Water Pollution Prevention Plan
U.S.	United States
USACE	United States Army Corps of Engineers
USC	United States Code
USEPA	United States Environmental Protection Agency
USSTRATCOM	U.S. Strategic Command
UST	Underground Storage Tank
WAPA	Western Area Power Administration
WG	Wing

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## **1.0 PURPOSE OF AND NEED FOR PROPOSED ACTION**

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### **1.1 Purpose: Lease to OPPD for New Substation**

Omaha Public Power District (OPPD) requires a new substation to support the future electrical requirements of the 1,000,000 square foot United States Strategic Command (USSTRATCOM) facility and existing base load.

### **1.2 Current Situation**

USSTRATCOM needs a new headquarter facility to effectively meet mission requirements. In addition to the current building infrastructure being unable to consistently and safely support the legacy nuclear mission, the facilities are ill suited to the maturing missions of Space and Cyberspace. The new facility will require an upgraded and more reliable power system. Furthermore, current substations are inefficient and cannot provide reliable power to the existing base load. For this reason, a new substation located on base is proposed to deliver power to Offutt Air Force Base (AFB) as well as nearby city of Bellevue, NE.

### **1.3 Location of the Proposed Action**

Offutt AFB is in eastern Nebraska, in Sarpy County, approximately 10 miles south of the city of Omaha, and approximately 1 mile west of the Missouri River. Detailed locations of the proposed action can be seen in Section 2.4.

### **1.4 Scope of the Environmental Analysis**

The Environmental Assessment (EA) is intended to assist the Air Force (AF) in compliance with the National Environmental Policy Act (NEPA) of 1969, the Council on Environmental Quality (CEQ) regulations, Air Force Instruction (AFI) 32-70, *Environmental Quality*, and 32 CFR Part 989. This EA evaluates the proposed lease, by Offutt AFB to OPPD, of approximately 1.5 acres for the purpose of constructing a new substation to support the new USSTRATCOM facility and existing base load.

The EA is used to evaluate and describe the potential consequences of the proposed action on the human, natural, and physical environment. At the same time, it will illustrate how the proposed action would meet all applicable AF objectives and requirements. This EA includes a description of the proposed action and alternatives, a discussion of the affected environment, and expected impacts and mitigation for the physical, biological, economic, and social aspects of the proposed action.

When performing the environmental analysis, it is important to identify the impacts to human health and the environment associated with the Proposed Action, alternatives, and No-Action alternative, as well as what is required to resolve those issues. Developing this information helps illustrate to the decision-maker what information he should consider in making his or her final decision.

Resources that have potential for impact are considered in more detail in order to provide the AF decision maker with sufficient evidence and analysis to determine whether or not additional analysis is required pursuant to 40 CFR 1508.9. The affected environment and the potential environmental consequences relative to specific resources are described in Chapters 3.0 and 4.0, respectively.

## **1.5 Applicable Regulatory Requirements and Coordination**

A brief summary of the laws, regulations, executive orders (EO), federal permits, and licenses that may be applicable to the proposed project are as follows.

### **1.5.1 Environmental Policy**

The NEPA of 1969 [42 United States Code (USC) 4321 et seq.] establishes a national policy to encourage harmony between man and his environment, and to promote efforts to prevent or eliminate damage to the environment and stimulate the health and welfare of man. NEPA procedures ensure that environmental information is available to public officials and citizens before making decisions and taking actions on federal projects. The CEQ Regulations [40 Code of Federal Regulations (CFR) 1500-1508] implement the procedural provisions of NEPA.

AFI 32-70 and 32 CFR Part 989 establish the Air Force requirements for compliance with environmental standards and the environmental impact analysis process of NEPA.

EO 11514, *Protection and Enhancement of Environmental Quality*, as amended by EO 11991, sets policy for directing the federal government in providing leadership for protecting and enhancing the quality of the Nation's environment.

### **1.5.2 Air Quality**

The Clean Air Act [42 USC 7401 et seq., as amended] sets national primary and secondary ambient air quality standards as a framework for air pollution control. The 1990 amendments to the Clean Air Act specifically define "conformity" for federal projects in relation to a state's implementation plan and require that an agency's action not cause new violations, or increase the severity of existing violations, if any, or delay attainment.

### **1.5.3 Water Quality**

The Clean Water Act [33 USC 1251 et seq., as amended] establishes federal limits, through the National Pollutant Discharge Elimination System (NPDES), on the amounts of specific pollutants that are discharged to surface waters in order to restore and maintain the chemical, physical, and biological integrity of the water. A NPDES permit would be required for any change from the present parameters in the quality or quantity of non-storm water discharge and/or storm water runoff.



#### **1.5.4 Cultural Resources**

The National Historic Preservation Act of 1966 [16 USC 470 et seq., as amended] requires federal agencies to determine the effect of their actions on cultural resources and take certain steps to ensure these resources are located, identified, evaluated, and protected.

#### **1.5.5 Biological Resources**

The Endangered Species Act [16 USC 1531-1543] requires federal agencies to determine the effects of their actions on endangered or threatened species of fish, wildlife, plants, and their critical habitats, and take steps to conserve and protect these species.

EO 11990, *Protection of Wetlands*, requires federal agencies to take action to avoid or minimize the destruction, loss, or degradation of wetlands and to preserve and enhance the natural and beneficial values of wetlands.

#### **1.5.6 Public Health and Safety/Hazardous Waste**

EO 12088, *Federal Compliance with Pollution Control Standards*, directs federal agencies to comply with state and local laws and regulations concerning air, water, noise pollution, and hazardous materials and substances to the same extent as any private party.

The Resource Conservation and Recovery Act of 1976 [42 USC 6901], as amended by the Hazardous and Solid Waste Amendments of 1984 [Public Law 98-616], establishes federal programs regulating and managing the treatment, storage, transport, and disposal of non-hazardous solid wastes and hazardous wastes, and regulates underground storage tanks.

#### **1.5.7 Noise**

The Noise Control Act of 1972 [Public Law 92-574] establishes a policy “to promote an environment free from noise harmful to health or welfare.” Federal agencies comply with state and local requirements for the control and abatement of environmental noise, where applicable.

### **1.6 Federal and State Permits**

The contractor is responsible for conducting the proposed action and obtaining required federal, state, and local permits. Currently, the state requires a Construction Site Storm Water NPDES permit, and de-watering permit(s) for the disposal of groundwater if dewatering is required.

A Nebraska Department of Environmental Quality (NDEQ) Construction Storm Water General Permit may be required under NDEQ Title 119, *Rules and Regulations Pertaining to the Issuance of Permits Under the National Pollutant Discharge Elimination System (NPDES)*.

Any modifications or additions to a wastewater system would require a construction permit under NDEQ Title 123, *Rules and Regulations for the Design, Operation and Maintenance of Wastewater Works*.

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## 2.0 DESCRIPTION OF THE PROPOSED ACTIONS AND ALTERNATIVES

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The proposed and alternatives would meet all AF requirements and standards and, comply with all environmental requirements found in Section 1.0. This section includes a history of the process used to formulate the alternatives, a detailed description of the proposed action and alternatives, and a summary of potential impacts.

### 2.1 Proposed Action

Lease approximately 1.5 acres to OPPD for the purpose of constructing a new substation to supply electricity to the future USSTRATCOM facility and existing base load.

### 2.2 No-Action Alternative

Property is not leased to OPPD; no new substation is constructed.

### 2.3 Renovation of Existing Substation Facilities

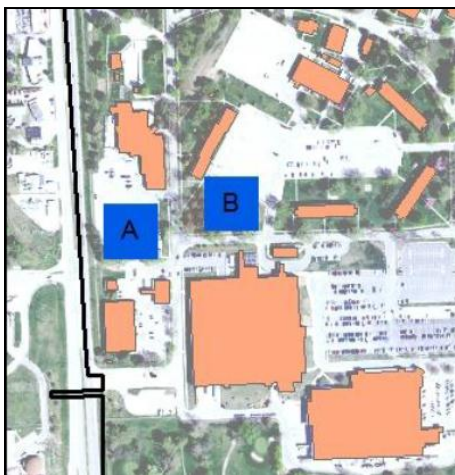
This effort is not feasible due to the insufficiencies of the current power system to supply adequate power to the new USSTRATCOM facility and existing base load. The system must be upgraded to prevent power outages.

### 2.4 Action Locations

#### 2.4.1 Site A

This 1.5-acre site is located just south of the existing Community Activities Center building, in what is currently a parking lot. The parking lot serves the Community Activities Center building which is programmed for demolition in 2013.

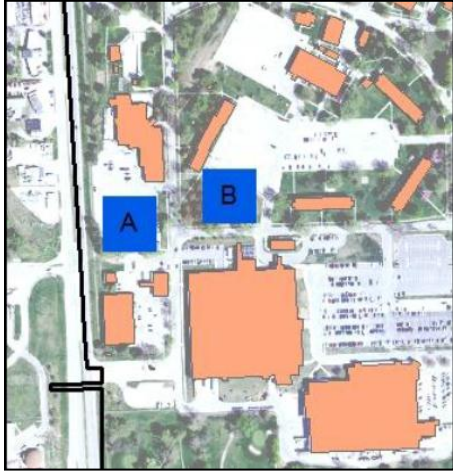
#### Location - Site A



### 2.4.2 Site B

This 1.5-acre site is located near the former McCoy Hall, a dormitory. The site consists of part of the lawn south of the dormitory as well as a portion of the dormitory's parking lot.

#### Location - Site B



### 2.4.3 Site C

This 1.5-acre site is located southeast of the Fort Crook Road and Capehart Road/Butler Boulevard intersection.

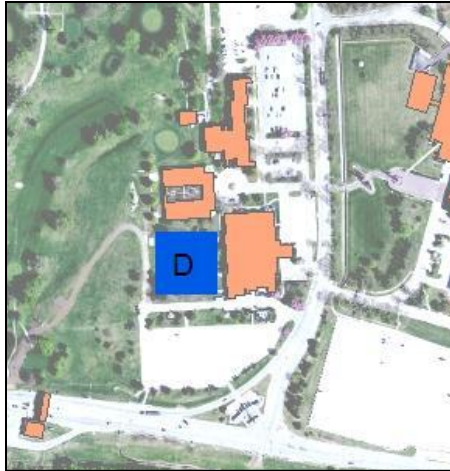
#### Location - Site C



#### 2.4.4 Site D

This 1.5-acre site is adjacent to the Offutt Club and the Offutt Inn.

#### Alternative - Site D



#### 2.4.5 Evaluation

The four sites were evaluated on the following criteria:

- a. Environmental impact.
- b. Ease of maintenance access.
- c. Ability to meet need.
- d. Feasibility of construction and facilities.
- e. Base planning and future base needs.

Site C and D were eliminated from further analysis for the following reasons. Site C is located within a flood plain and therefore is not feasible. Site D was eliminated as it would be impossible to serve transmission lines from the south, and Geofoam in the area prevents placing foundations for overhead lines. This leaves Site A and Site B for analysis.

Site A provides direct access for service vehicles from Fort Crook Road, resulting in quicker OPPD response. This alternative also eliminates the overhead transmission lines from the south into the substation near the current USSTRATCOM building. Also, transformers would provide voltage regulation and easily accommodate native OPPD load currently fed from existing substations. There are no outlying adverse environmental impacts from Site A.

Site B would need an access corridor for service vehicles from Fort Crook Road and a route for transmission lines from the current substation located directly across from Fort Crook Road. This alternative also eliminates the overhead transmission lines from the south into substation near the current USSTRATCOM building. Also, transformers would provide voltage regulation. However, Site B requires a larger total footprint for the substation yard and access corridor. Increased construction cost would result due to the longer buried transmission lines and distribution lines to serve the connecting between the proposed new substation and the

preexisting substation to the west. Site B is less attractive than Site A because there is no existing stormwater infrastructure, and this infrastructure would have to be built. There are no outlying adverse environmental impacts from Site B.

## 2.5 Summary of Potential Impacts

Table 2.5 summarizes the potential impact to the environment comparing the Action Alternatives (Lease with OPPD to support new USSTRATCOM facility) and the baseline situation (No Action). Resources that would experience no change are listed as areas of no impact. The criteria to define the degree of impact are unique to each resource area.

There are no significant differences in environmental impacts between Site A and B. Therefore, Site A is the Preferred Action as Site A is more economically feasible as noted in Section 2.4.5

<b>TABLE 2.5</b> <b>SUMMARY OF POTENTIAL IMPACTS</b>			
<b>Area of Impact</b>	<b>Action Alternative Site A</b>	<b>Action Alternative Site B</b>	<b>No-Action Alternative</b>
Air Quality	Negligible	Negligible	No Impact
Water Quality	Negligible	Negligible	No Impact
Soil and Soil Erosion	Negligible	Negligible	No Impact
Noise	Negligible	Negligible	No Impact
Solid/Hazardous Waste	Negligible	Negligible	No Impact
Floodplain and Wetlands	No Impact	No Impact	No Impact
Socioeconomics	Negligible	Negligible	No Impact
Environmental Justices	No Impact	No Impact	No Impact
Transportation	Negligible	Negligible	No Impact
Occupational Safety and Health	Negligible	Negligible	No Impact
Energy Usage	Beneficial	Beneficial	Negative
Cultural Resources	No Impact	No Impact	No Impact

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### **3.0 AFFECTED ENVIRONMENT**

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This chapter presents information on Offutt AFB followed by a description of the existing environmental resources and other economic considerations. Though limited in its impact on the overall environment at Offutt AFB, the proposed action could affect those resources described in each area of this section.

#### **3.1 Location**

Reference attachment for a copy of the proposed locations for this project.

#### **3.2 History and Current Mission of Installation**

Acquisition of property started in 1888 for the purpose of constructing an Army post, named Fort Crook. In 1892, construction of the facilities began. Fort Crook first added an airfield in 1921, named Offutt Field. At the beginning of World War II, the Glenn L. Martin Company constructed a plant for the manufacture of bomber aircraft. Offutt AFB became a US Air Force base in January 1948, and became the location of Strategic Air Command headquarters later that same year. The AF purchased additional land throughout the 1950s to handle the larger mission and additional personnel. The base currently houses the 55th WG, USSTRATCOM headquarters, Air Force Weather Agency headquarters, and over 90 other associate or tenant organizations.

#### **3.3 Physical Resources and Other Considerations**

##### **3.3.1 Air Quality**

Offutt AFB is located at the southern edge of the Metropolitan Omaha-Council Bluffs Interstate Air Quality Control Region. This region is in attainment for all criteria pollutants.

##### **3.3.2 Surface Water and Groundwater**

Offutt AFB is located on the eastern edge of the High Plains regional aquifer system. The topography is considered a part of the dissected Till Plains of the Central Lowland Province. Part of the base lies in the Missouri River floodplain but it is protected from the 100-year flood incident by the Levee identified in the next section. The Levee was adequate for the 1993 and 2010 floods. The remainder of the base lies within rolling uplands. Surface drainage flows generally to the east and south from the base and ultimately enters the Missouri River. The western portion of the base does drain into the Papillion Creek, which passes west and south of the base before reaching the Missouri River. The depth of the groundwater varies with the season, elevation, and fluctuation of the Missouri River. Offutt AFB is located approximately one mile to the west of the Missouri River. There are no Army Corp of Engineer (ACOE) designated jurisdictional wetlands located on Offutt AFB.

### **3.3.3 Geological Resources**

Eastern Sarpy County, where Offutt AFB is located, is underlain by limestone and shales of the Lansing and Kansas City Groups (Missouri Series of the Pennsylvania System; Burchett, et al., 1975; Burchett, 1982). The repetitive cycles of limestone and cyclotherms, and the most recent interpretation of their origin is linked to eustatic changes in the sea level that were caused by the waxing and waning of Pennsylvania glaciers on the paleosupercontinent of Gondwana (Heckel, 1985; Boardman and Heckel, 1989). Driller's logs for two deep wells completed at Offutt AFB indicate that 100 to 200 feet of Missourian rocks underlie the base. A sequence of shales with minor limestones (Des Moines Series) are present below the Missourian rocks and are 250 to 300 feet thick (Pipes, 1987).

Offutt AFB is located in the dissected Till Plains section of the Central Lowland province. The Till Plains section of Nebraska is characterized by three principle features: rolling uplands, a broad gently sloping terrace plain, and nearly flat valley lands. The northern half of the main base is considered rolling uplands because they are situated on moderately sloping, rolling hills composed of eroded glacial till. The till in these areas may be veneered by a thin (less than 10 feet) mantle of loess. The remainder of the base, the southeastern portion, is very gently sloping to nearly flat as it lies on an alluvial terrace of the Missouri River. The highest elevation on Offutt AFB is over 1,150 feet and the lowest is less than 960 feet in the southeastern corner near the Missouri River. The facilities in the southeastern corner are elevated above the 100-year flood incident level of 968.8 feet and after 1985 were also protected by the R-613 Missouri River Levee.

### **3.3.4 Soil and Land Use**

Various types of soil exist on base. These mainly consist of loess, silty and clayey colluvium, and silty, clayey and sandy alluvium. The permeability is considered moderate ranging between 0.6 to 2.0 in/hr. The potential for soil erosion and sediment transport has been determined to be greatest in upland areas and during spring and early summer when vegetative cover is least. The total area affected by the proposed action is within the Offutt AFB area/secured location portion of the base.

### **3.3.5 Noise**

Sounds that disrupt normal activities or otherwise diminish the quality of the environment are designated as noise. Noise can be stationary, transient, intermittent or continuous. Community response to noise is based on a subjective assessment of the daily noise environment. Factors that affect this subjective assessment include the noise levels of individual events, the number of events per day, and the time of day at which the events occur.

The Federal Interagency Committee on Urban Noise (FICUN) has delineated several basic types of land use for areas around airfields that are based on average noise levels and aircraft accident potential. The FICUN suggests that either restrictions or caution be exercised concerning use of land in these areas. Those restrictions and recommendations are contained in Offutt's Air Installation Compatible Use Zone (AICUZ) Report. The delineation of the compatible land use

zones is intended to assist local planning boards in minimizing noise impacts to the local populace. Accident and noise potential from aircraft operations is not an issue and will be eliminated from further discussion.

### **3.3.6 Climatic Conditions**

The climate at Offutt AFB is continental: characterized by cold winters, hot summers, and moderate rainfall. Based on 30 years of temperature data, the average daily maximum temperatures range from 30 degrees F in January to 85.7 degrees F in July (National Weather Service, 1991). Maximum temperatures fluctuate daily.

Precipitation occurs primarily as slow, steady rain during spring; scattered thunderstorms (some severe and producing tornadoes) during late spring and summer; and snow and freezing rain during the winter. The mean annual precipitation at Offutt AFB from 1948 to 1990 was 31.4 inches, with about 75 percent of the annual precipitation falling between April and September.

Prevailing winds in the area are generally from the northwest and southeast. Wind speeds vary from gentle breezes to gusts of 60 to 80 miles per hour near severe thunderstorms (Soil Conservation Service, 1975). Calm conditions may exist throughout the year and occur from 2 to 5 percent of the time.

Based on moderate humidity and moderate winds, the estimated evapotranspiration for the Omaha area is 26.3 inches per year. The annual difference between average annual precipitation and estimated evapotranspiration is about 5.1 inches.

## **3.4 Cultural Resources**

Archeological, historic, paleontological, and Native American resources are the four categories of cultural resources. These resources are those items, places or events considered important to a culture or community for reasons of history, tradition, religion, or science.

Native Americans who subsisted on wild game, fish, and native fruits inhabited the Offutt AFB area of Sarpy County. Early occupants were Mandan and lived in earth lodges on the top of the bluffs overlooking the Missouri River. At the time settlers of European extraction first visited, the Omaha tribe occupied the region. The first white settlement in the State was in nearby Bellevue where a French fur trader named Lucian Fontenelle established a trading post. Due to the extensive construction activities and disturbance of soils on Offutt AFB, archeological, paleontological, and Native American resources are not expected to be encountered at the proposed construction site. The National Park Service and State Historic Preservation Office have concurred that an archeological survey is not warranted because of the extensive disturbance of soil on Offutt AFB.

Offutt AFB has a historic district comprised of the old brick Fort Crook officer and enlisted quarters, guard house, blacksmith shop, fire station, and parade ground. Other facilities have been identified for nomination due to their historic or cold war significance. The area of the proposed project was reviewed for historic significance in a study accomplished through the



National Park Service. No facilities in the Fort Crook historic district would be impacted by the construction activities.

### **3.5 Biological Resources**

The area around and encompassing Offutt AFB is the western edge of the Eastern Deciduous Forest and borders on the ecotone that separates the Eastern Deciduous Forest from the Tall and Mid Grass Prairies. Early photos of the Offutt AFB area indicate that it was grassland consisting of native grasses such as big and little bluestem, switchgrass, and blue grama. The lower areas contained native trees such as cottonwood and willow. Today, virtually every square foot of the base has been disturbed.

The only federally listed threatened and endangered birds found near Offutt AFB are the Eskimo Curlew, Whooping Crane, Interior Least Tern, Bald Eagle, Piping Plover, and Mountain Plover. Some of these birds' migration routes pass close to or over Offutt, others have no distinct route and have the potential to occur nearly anywhere in Nebraska, and on occasion may fly over Offutt AFB. The Interior Least Tern, Bald Eagle, and Piping Plover may nest in the vicinity of Offutt AFB, however, Offutt AFB proper has no nesting habitat attractive to these species.

In accordance with a review by the Nebraska Games and Parks Commission, there are no records of state or federal threatened or endangered species (mammals, fish, insects, reptiles, and plants) on or in the immediate vicinity of the base. The Pallid Sturgeon is known to exist in the nearby Missouri River. Additional research shows that no suitable habit is available for these threatened or endangered species at Offutt AFB.

There are no wetlands located within secured area of the main base. The ACOE has designated Offutt's lake as Waters of the United States. The lake was created in the middle 1950s by dredging alluvial material using a barge and suction dredge to provide fill material to extend the active runway. Other wetland areas exist on Air Force property but outside the security fence.

### **3.6 Hazardous Materials/Waste Management**

Offutt AFB maintains a Facility Response Plan, and a Spill Prevention, Control and Countermeasures Plan, prepared in accordance with Air Force Manual 32-4013, *Hazardous Material Emergency Planning and Response Guide*. These plans also comply with AFI 32-4002, *Hazardous Material Emergency and Response Planning Program*.

### **3.7 Transportation**

Offutt AFB is served primarily by Highway 75, and can be reached via Highway 370, Fort Crook Road, and Capehart Road. During the construction, a slight increase in truck traffic should be expected. Though contract workers and equipment would use the transportation system, the majority would be local and this activity is not expected to affect the overall traffic patterns in the area. Minimal traffic impacts are expected on the highways and major thoroughfares in and around Offutt AFB.

### **3.8 Socioeconomics and Environmental Justice**

Offutt AFB is located in Sarpy County, NE. According to the US Census Bureau, Sarpy County has an estimated population of 162,561 people, and a median income per capita of \$29,212.

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## **4.0 ENVIRONMENTAL CONSEQUENCES**

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The purpose of an EA is to identify the potential impacts on human health and the environment from the proposed action. In this EA the proposed action is to lease land to OPPD for the purpose of constructing a new substation to support the future USSTRATCOM facility. The analysis in this EA has focused on identifying impacts as negligible, adverse, or beneficial. To determine possible environmental effects, the major element (building the substation) of the proposed action was identified and evaluated. The effects that such activity could cause were identified in the various resource areas and a determination made as to the type of effect.

Identifying environmental effects in this chapter include consideration of both the context and the severity of the impact. The criteria used to differentiate between negligible and adverse impact are discussed, with distinctions made between short-term and long-term impacts. A negligible impact is defined as an unlikely occurrence and/or inconsequential effect. An adverse impact represents potential negative effects to human health and environmental resources. A beneficial impact can result if the current condition is improved or an undesirable effect is lessened. A determination of no impact is made when resources should not be affected by an action.

With respect to the Action Alternatives and No-Action Alternative, there would be no effect to geological and biological resources because construction and operation would occur on an already improved site. Under normal operating circumstances, there would be no issues involving geological and biological resources. With this, further discussion of geological and biological resources is not warranted.

### **4.1 Action Alternatives**

#### **4.1.1 Air**

The proposed construction would cause a short term, minimal increase in air emissions. The increase would be in particulate matter (PM-10) from construction site dust and motor vehicle/equipment emissions (CO, NO<sub>2</sub> and SO<sub>2</sub>). The relatively short duration of construction activities coupled with the limited amount of construction equipment being used would produce a negligible impact on the air quality of Offutt AFB and the local area. Additionally, standard dust control measures (watering) would be employed to control PM-10 release.

The substation project does not include plans for installation of generators, boilers, or cooling towers. There is no significant contribution to air emissions expected from this project. As Offutt AFB is currently in an area of attainment for National Ambient Air Quality Standards, a conformity determination is not required.

## **4.1.2 Water**

### **4.1.2.1 Stormwater/Surface Water**

Site construction would disturb an area greater than one acre at Sites A and B and would require a National Pollutant Discharge Elimination System Permit to discharge storm water associated with the construction activities. A Storm Water Pollution Prevention Plan (SWPPP) for construction activities would be required. The SWPP dictates what measures the contractor must take to prevent the discharge of pollutants in construction site runoff to the storm sewer system.

Site A is located on an existing paved area and falls in the drainage basin of the historic district associated with outfall #6. The main inlet for Site A is located in the southwest corner of a parking lot and is connected to an existing 72" storm drain pipe that runs south and discharges to the Papillion Creek.

Site B is located just east of site A across Custer Drive in a vacant, partially paved lot. A stormwater/surface water collection system would need to be incorporated in the design and tie into the existing storm drain system. The closest existing storm drain system tie-in location is in the southeast corner of the proposed Site B and is connected to an existing 72" storm drain pipe that runs south and discharges to the Papillion Creek at outfall #7 which is adjacent to outfall #6.

The Action Alternatives are not expected to impact any jurisdictional wetlands. Pre-construction qualities (quantity, temperature, quality, and rate) of the storm water run-off are expected to be unchanged by the construction activities.

Site B is less attractive than Site A because there is no existing stormwater infrastructure to tap into within Site B, and this infrastructure would have to be built. This infrastructure would result in higher construction costs to create this needed infrastructure.

### **4.1.2.2 Groundwater**

The depth of the groundwater at Offutt AFB varies with the season, elevation, and fluctuation of the Missouri River. The contractors would perform dewatering at the construction site as needed. Permits would be obtained for all dewatering activities in accordance with NDEQ requirements under NPDES. The proposed action would have a negligible effect on the shallow groundwater. The groundwater at Offutt AFB is not used as a drinking water source for Offutt AFB or any other population. Excavation operations are not expected to impact the groundwater aquifer or flow of groundwater. Impacts to groundwater are expected to be the same at Sites A and B.

There are no known plumes in this area, however, if contaminated groundwater is encountered during de-watering, it may be discharged to the storm sewer with an appropriate discharge permit from the NDEQ, depending on concentration levels. If concentration levels are found to be above the maximum levels allowed by the permit, the contaminated groundwater may still be discharged to the sanitary sewer for treatment. Overall, there would be a negligible effect on water quality and quantity of water going to the sanitary or storm sewer systems for Offutt AFB from the construction activities.

### **4.1.3 Soil and Soil Erosion**

Construction activities at Sites A and B could expose soil to possible erosion. The contractor would employ preventive measures to limit the impact of erosion to exposed soils – as required by the Offutt AFB Soil Erosion and Sediment Control Plan. Any contaminated soil encountered during construction would have to be disposed of in a landfill capable of receiving Nebraska special wastes, or be disposed of as hazardous waste as determined by the appropriate tests. The contractor would be required to use best management practices to control soil erosion in accordance with the Offutt AFB Soil Erosion and Sediment Control Plan. Impacts to the soil at Sites A and B from erosion are expected to be negligible.

#### **4.1.3.1 Contaminated Soil**

Sites A and B are not expected to have issues involving contaminated soil.

#### **4.1.3.2 Existing Restoration Sites**

##### **4.1.3.2.1 Closed Restoration Sites**

There are no closed restoration sites located on or in the immediate vicinity of Site A or Site B.

##### **4.1.3.2.2 Open Restoration Site**

There are no open restoration sites located on or in the immediate vicinity of Site A or Site B.

### **4.1.4 Noise**

Construction activities would cause a temporary, localized increase in noise. At the construction site, noise generated from equipment can produce localized noise events of 100 decibels or higher. However, these events would be of limited duration and would occur during daylight hours. Given the limited duration and localized nature, the increase in cumulative noise from the proposed action for the base is negligible.

### **4.1.5 Solid Waste and Hazardous Waste**

Any hazardous materials used during the construction would be handled in accordance with all applicable federal, state, and Offutt AFB regulations. All special wastes generated by the contractor would be disposed of in accordance with the State of Nebraska and Offutt AFB regulations/requirements. All hazardous waste generated would be disposed of by Offutt AFB through the Defense Logistics Agency – Disposition Services (DLA-DS) to ensure compliance with federal and state requirements.

Construction activities would cause a short-term generation of solid waste, construction debris, and hazardous materials such as paints and adhesives. The contractor is required to abide by Offutt's Integrated Solid Waste Management Plan (ISWMP) and Hazardous Materials Management Plan, which dictates the appropriate measures to prevent improper disposal of

wastes. As required by the ISWMP, the contract states that recycling and re-use of construction and demolition debris is required for all applicable materials. During operation of the substation hazardous materials and waste would be negligible, and no polychlorinated biphenyls would be present.

#### **4.1.6 Flood Plains and Wetlands**

##### **4.1.6.1 Flood Plains**

Sites A and B do not sit in the 100-year flood plain. The sites are outside of the flood plain because they are protected by a levee along the Missouri River and Papio Creek. Currently, the ACOE and the Papio-Missouri Natural Resource District are developing a revised flood stage model of the Missouri River and will be doing the same for Papillion Creek to more accurately determine the flood elevations. At this time, it is unknown what the 100-year flood elevations in the Papillion Creek will be in the future.

##### **4.1.6.2 Wetlands**

In July of 2009, the ACOE prepared a report, which identified the jurisdictional wetland areas around Offutt AFB. The ACOE did not identify any wetland areas within the fenced in area of Offutt AFB. Sites A and B are not expected to impact the jurisdictional wetlands. Pre-construction qualities (quantity, temperature, quality, and rate) of the storm water run-off are expected to be unchanged by the construction activities.

#### **4.1.7 Socioeconomics and Environmental Justice**

Implementation of the proposed project may provide minor short term employment for construction workers and benefits to businesses that supply construction materials, meals, and lodging, but the long term impacts would be negligible. In addition, there are no environmental justice issues associated with the proposed activities on Site A or Site B. This project is not expected to have a disproportionately high and adverse human health or environmental effect on minority populations and low-income populations. Minority and low income populations do not reside near Site A or Site B.

##### **4.1.8 Transportation**

During construction, a slight increase in truck traffic is expected in and around Offutt AFB. Though contract workers and equipment would use the transportation system, the majority would be local and this activity is not expected to affect the overall traffic patterns in the area. Minimal traffic impacts are expected on the highways and major thoroughfares around Offutt AFB for Site A or Site B.

##### **4.1.9 Occupational Safety and Health**

32 CFR § 989.27 requires federal agencies to assess direct and indirect impacts of proposed actions on the safety and health of Air Force employees and others at a work site. The Environmental Impact Analysis Process (EIAP) document does not need to specify compliance

procedures. However, the EIAP documents should discuss impacts that require a change in work practices to achieve an adequate level of health and safety. The proposed construction action would cause a short term, minimal increase in air emissions. The increase would be in particulate matter (PM-10) from construction site dust and motor vehicle/equipment emissions (CO, NO<sub>2</sub> and SO<sub>2</sub>). Standard dust control measures (watering) would be employed to control PM-10 release to protect the health of Air Force employees, contractor employees, and others at the work site. Additionally, personal protective equipment would be required to protect personnel at the site from impacts such as dust, noise, and work related hazards. Impacts from construction related activities are similar for Sites A and B.

#### **4.1.10 Energy Usage and Alternative Energy Sources**

EO 13514(2)(f) requires, for actions proposing new or expanded federal facilities, that the EA identify and analyze impacts from energy usage and alternative energy sources. When constructed, the new USSTRATCOM facility will increase the base's electrical demand beyond the capabilities of our current hydroelectric provider Western Area Power Administration (WAPA). It is expected that the proposed action of building a new substation to serve the increased electrical demand would have a beneficial impact on energy usage regardless of where the new substation facility is built.

Study performed by Pacific Northwest Laboratory showed that "at the current time, the potential for renewable energy generation at Offutt AFB is poor" for many popular renewable energy sources including wind and solar. Omaha Public Power District (OPPD) proposed new electrical rate (\$0.0525/KWH) is still considerably lower than the industrial average in Nebraska (\$0.067/KWH) (source: [www.eia.gov](http://www.eia.gov)).

Building a new substation would have a beneficial impact on energy usage regardless of where the new substation facility is built. With the construction of the new substation, use of older and less reliable substations would decrease. The new substation would reduce the load demanded on the older substations or make them obsolete altogether, decreasing the risk of power failure to facilities at Offutt AFB and in nearby Bellevue, Nebraska. The No-Action alternative would result in higher energy costs because the new USSTRATCOM facility requires the substation to provide power for its operations. If the substation is not built, then Offutt would not be able to construct the new USSTRATCOM facility, its consolidation plan would not take place, and Offutt would be compelled to continue its use of older less energy efficient buildings.

#### **4.1.11 Cultural Resources**

The Fort Crook Historic District would not be impacted. There are no buildings potentially eligible for the National Register of Historic Places that would need to be demolished for Sites A or B. Both sites are located on previously disturbed land and no archaeological sites are expected to be impacted.

## **4.2 No-Action Alternative**

### **4.2.1 Air**

Under the no-action alternative, construction activities would not occur. The no-action alternative would not cause any short or long term increase in air emissions.

### **4.2.2 Water**

Under the no-action alternative, construction activities would not occur and groundwater usage and flow and storm and surface water flow would remain the same.

### **4.2.3 Soil and Soil Erosion**

Under this action a new substation would not be built. Construction activities would not take place and soil conditions would not be exposed to rain and storms. Soil erosion would not occur. Contaminated soil would also not be encountered because construction activities would not take place.

### **4.2.4 Noise**

The no-action alternative would not cause any type of increase in noise because construction activities would not take place.

### **4.2.5 Solid Waste and Hazardous Waste**

The no-action alternative would not cause any short or long-term impact in waste generation because construction activities would not take place.

### **4.2.6 Flood Plains and Wetlands**

The no-action alternative would not impact the ACOE designated jurisdictional wetlands located off base. The no-action alternative would not involve construction activities or building in a flood plain.

### **4.2.7 Socioeconomics and Environmental Justice**

Minority and low income populations do not reside near Offutt AFB. Selecting the no-action alternative would not result in a disproportionately high and adverse human health or environmental effect on minority populations and low-income populations.

### **4.2.8 Transportation**

Selecting the no-action alternative would not result in any change to the current traffic patterns on and off base. This impact is neither beneficial nor adverse.

### **4.2.9 Occupational Health and Safety**



Selecting the no-action alternative would result in an adverse change to occupational health and safety. The proposed substation would relieve the load off of the current substations supplying the base as well as supplying power to part of Bellevue. This would reduce the current risk of power outages around base due to the current power system allowing for a safer and more efficient work environment.

#### **4.2.10 Energy Usage and Alternative Energy Sources**

Under the no-action alternative the new OPPD substation would not be built. This would have an adverse impact on energy usage because Offutt AFB would not be able to move personnel into the new USSTRATCOM facility without an appropriate power supply. This would prevent Offutt AFB from consolidating its operations into fewer buildings, decreasing the amount of square footage it occupies, and demolishing older facilities that consume too much energy.

#### **4.2.11 Cultural Resources**

Under the no-action alternative the new OPPD facility would not be built. The impact is neither beneficial nor adverse.

### **4.3 Cumulative Impacts**

Cumulative impacts result from “The incremental impact of actions when added to other past, present, and reasonably foreseeable future actions, regardless of what agency undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time” (Council of Environmental Quality, 1978).

The construction of the new USSTRATCOM facility, the USSTRATCOM gate project, and the OPPD substation would occur in close proximity to each other, both specially and temporally. The environmental impact analysis process for both the new USSTRATCOM facility and the USSTRATCOM gate project resulted in Findings of No Significant Impact. Impacts for all three projects are expected to be only temporary and related to the construction activities. Offutt does not expect any long term impacts, which would significantly affect the quality of the human environment from operations at these facilities. The new USSTRATCOM building requires the substation to provide power for operations. When constructed, the new USSTRATCOM facility would increase the base’s electrical demand beyond the capabilities of our current hydroelectric provider WAPA. It is expected that the proposed action of building a new substation to serve the increased electrical demand will have a beneficial impact on energy usage regardless of where the new substation facility is built. Increased traffic due to the substation construction or maintenance of the substation would be temporary and it is not expected to be a substantial increase from current conditions. With the construction of the new substation, use of older and less reliable substations would decrease. The new substation would reduce the load demand on the older substations or make them obsolete altogether, decreasing the risk of power failure to facilities at Offutt AFB and in nearby Bellevue, Nebraska.

In its facilities Relocation and Move Plan, Offutt AFB identified 14 buildings that could be vacated and demolished after their functions and personnel are moved to the old vacated

USSTRATCOM facility. As Offutt continues to consolidate its operations into fewer buildings, it is expected that air emission totals will decrease as Offutt demolishes the older less energy efficient buildings. Offutt also could consider moth balling some of the facilities immediately to keep emissions totals down if they are not demolished immediately after they are vacated. Demolition of the 14 buildings is not scheduled to begin until after the new USSTRATCOM facility is completed and operational. Construction of the substation at either Site A or Site B is expected to have no cumulative impacts. The no-action alternative would result in higher energy costs because the new USSTRATCOM facility requires the substation to provide power for its operations and if the substation were not built, Offutt's facilities consolidation plan would not take place. The no-action alternative would also possibly have a negative impact on air quality because if the substation is not built and power outages occur then the new USSTRATCOM facility might have to depend on its emergency boilers and generators thereby producing more criteria air and hazardous air pollutants. The older buildings, if not demolished under Offutt's facilities consolidation plan, would require a greater energy demand during emergency operations and the emergency backup boilers and generators would produce more criteria and hazardous air pollutants.

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## **5.0 LIST OF PREPARERS**

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Mr. Brandt M. Humphrey, 55 CES/CEAO  
Civil Engineer Pathways Intern

Ms. Aubrey Higginbotham, 55 CES/CEAO  
Environmental Engineer, S & A Environmental Consultants

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**APPENDIX A – LIST OF AGENCIES AND PERSONS CONSULTED**

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Ms. Jean Coburn  
Environmental Restoration Program

Mr. Christopher Frantz  
Chief, Environmental Compliance Element

Barbara Krimminger  
Chief, Real Estate Management

Tom Weirauch  
Environmental Compliance

Mr. Brian Wild  
Real Estate Management

Mike Woster  
Environmental Compliance

Mr. Ed Zuelke II  
Chief, Environmental Restoration

## APPENDIX B – SITE MAP



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**APPENDIX C – INTERAGENCY AND INTERGOVERNMENTAL COORDINATION  
FOR ENVIRONMENTAL PLANNING (IICEP) – REQUEST LETTER, LIST OF  
AGENCIES, AND RESPONSES**

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This appendix contains the Interagency and Intergovernmental Coordination for Environmental Planning (IICEP) request letter sent to federal, state and local agencies in accordance with EO 12372, *Intergovernmental Review of Federal Programs*.

Attached to the letter will be a description of the proposed action and alternatives for the agencies' review and comment. The following page lists the agencies included in the IICEP.

**IICEP DISTRIBUTION LIST  
Environmental Assessment for  
Proposed Lease with OPPD to Support  
New USSTRATCOM Facility and Existing Base Load  
at  
Offutt Air Force Base Nebraska**

Army Corps of Engineers Omaha District, Planning Division Attn: Mr. Matthew Vandenberg 215 North 17th Street Omaha, NE 68102-4978	Bellevue Public Library Attn: Mrs. Beverly Lucy 1003 Lincoln Road Bellevue, NE 68005
City of Bellevue Planning Department Attn: Mr. Chris Shewphuk 210 W. Mission Avenue Bellevue, NE 68123	City of Omaha Planning Department Attn: Ms. Linda Frink Omaha/Douglas Civic Center 1819 Farnam Street, Suite 1111 Omaha, NE 68183-0110
Department of Environmental Quality Field Services and Assistance Division Attn: Ms. Julie Ward Suite 400, The Atrium 1200 N Street P.O. Box 98922 Lincoln, NE 68509-8922	Metropolitan Area Planning Agency Attn: Ms. Alene Ramsey Administrative Services Director 2222 Cuming Street Omaha, NE 68102-4328
Nebraska Department of Environmental Quality Water Quality Division – Planning Unit Attn: Jason Garber P.O. Box 98922 Lincoln, NE 68509-8922	Nebraska Department of Natural Resources Floodplain Management Attn: Shuhai Zheng P.O. Box 94876 Lincoln, NE 68509-4876

Nebraska Game and Parks Division Southeast Division P.O. Box 30370 Lincoln, NE 68503-0370	Nebraska State Historical Society State Historic Preservation Office Attn: Ms. Jill Dolberg 1500 R Street P.O. Box 82554 Lincoln, NE 68501-2554
Offutt AFB 55 WG/PA Attn: Mr. Ryan Hansen 906 SAC Blvd., Suite 1 Offutt AFB, NE 68113-3206	Sarpy County Planning Department Attn: Mr. Bruce Fountain 1210 Golden Gate Dr. Papillion, NE 68046
U.S. Army Corps of Engineers, Omaha District Planning Branch Attn: Eric Laux 1616 Capitol Ave. Omaha, NE 68102-4901	U.S. Environmental Protection Agency (Region 7) 901 N. 5th Street Kansas City, KS 66101
U.S. Fish and Wildlife Services Ecological Services Field Office 203 W. Second Street Grand Island, NE 68801-5907	





DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR Army Corps of Engineers  
Omaha District, Planning Division  
Attn: Mr. Matthew Vandenberg  
215 North 17th Street  
Omaha, NE 68102-4978

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility

Dear Sir/Madam:

1. Offutt Air Force Base (AFB) Nebraska is proposing to perform a project including construction of a new substation on base to deliver electrical power to meet the requirements of a 1,000,000 SF new USSTRATCOM facility. According to the National Environmental Policy Act, the Air Force must assess the potential environmental impacts of the proposed action and alternatives.
2. In accordance with Executive Order 12372, Intergovernmental Review of Federal Programs the Air Force is requesting input from other federal, state, and local agencies on the proposal. Attached are copies of the Environmental Assessment and draft Finding of No Significant Impact (FONSI) for your review and comment. Please provide any comments or information no later than 30 days after receipt.
3. Your assistance in providing this information is greatly appreciated. Please direct questions and comments to Attn: Brandt Humphrey at Offutt AFB by letter, or email [brandt.humphrey@offutt.af.mil](mailto:brandt.humphrey@offutt.af.mil)

  
BRANDT HUMPHREY  
NEPA Program Steward

- 2 Attachments:
1. Environmental Assessment
  2. Draft FONSI

*The Sun Never Sets on the Fightin' Fifty-Fifth*





DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR Bellevue Public Library  
Attn: Mrs. Beverly Lucy  
1003 Lincoln Road  
Bellevue, NE 68005

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

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DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA


MEMORANDUM FOR City of Bellevue  
Planning Department  
Attn: Mr. Chris Shewphuk  
210 W. Mission Avenue  
Bellevue, NE 68123

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

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BRANDT HUMPHREY  
NEPA Program Steward

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*The Sun Never Sets on the Fightin' Fifty-Fifth*



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA


MEMORANDUM FOR City of Omaha  
Planning Department  
Attn: Ms. Linda Frink  
Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1111  
Omaha, NE 68183-0110

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

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1. Environmental Assessment
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*The Sun Never Sets on the Fightin' Fifty-Fifth*



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR Department of Environmental Quality  
Field Services and Assistance Division  
Attn: Ms. Julie Ward  
Suite 400, The Atrium  
1200 N Street  
P.O. Box 98922  
Lincoln, NE 68509-8922

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
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3. Your assistance in providing this information is greatly appreciated. Please direct questions and comments to Attn: Brandt Humphrey at Offutt AFB by letter, or email [brandt.humphrey@offutt.af.mil](mailto:brandt.humphrey@offutt.af.mil)

  
BRANDT HUMPHREY  
NEPA Program Steward

- 2 Attachments:
1. Environmental Assessment
  2. Draft FONSI

*The Sun Never Sets on the Fightin' Fifty-Fifth*





DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR Metropolitan Area Planning Agency  
Attn: Ms. Alene Ramsey  
Administrative Services Director  
2222 Cuming Street  
Omaha, NE 68102-4328

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility

Dear Sir/Madam:

1. Offutt Air Force Base (AFB) Nebraska is proposing to perform a project including construction of a new substation on base to deliver electrical power to meet the requirements of a 1,000,000 SF new USSTRATCOM facility. According to the National Environmental Policy Act, the Air Force must assess the potential environmental impacts of the proposed action and alternatives.
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BRANDT HUMPHREY  
NEPA Program Steward

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DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR Nebraska Department of Environmental Quality  
Water Quality Division – Planning Unit  
Attn: Jason Garber  
P.O. Box 98922  
Lincoln, NE 68509-8922

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support  
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BRANDT HUMPHREY  
NEPA Program Steward

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*The Sun Never Sets on the 'Fightin' Fifty-Fifth*



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR Nebraska Department of Natural Resources  
Floodplain Management  
Attn: Shuhai Zheng  
P.O. Box 94876  
Lincoln, NE 68509-4876

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility

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NEPA Program Steward

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DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR Nebraska Game and Parks Division  
Southeast Division  
P.O. Box 30370  
Lincoln, NE68503-0370

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility

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NEPA Program Steward

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DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR Nebraska State Historical Society  
State Historic Preservation Office  
Attn: Ms. Jill Dolberg  
1500 R Street  
P.O. Box 82554  
Lincoln, NE 68501-2554

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility

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BRANDT HUMPHREY  
NEPA Program Steward

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DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR Offutt AFB 55 WG/PA  
Attn: Mr. Ryan Hansen  
906 SAC Blvd., Suite 1  
Offutt AFB, NE 68113-3206

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility

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NEPA Program Steward

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DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR Sarpy County Planning Department  
Attn: Mr. Bruce Fountain  
1210 Golden Gate Dr.  
Papillion, NE 68046

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility

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BRANDT HUMPHREY  
NEPA Program Steward

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DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR U.S. Army Corps of Engineers, Omaha District  
Planning Branch  
Attn: Eric Laux  
1616 Capitol Ave.  
Omaha, NE 68102-4901

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support  
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NEPA Program Steward

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DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

MEMORANDUM FOR U.S. Environmental Protection Agency (Region 7)  
901 N. 5th Street  
Kansas City, KS 66101

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility

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NEPA Program Steward

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*The Sun Never Sets on the Fightin' Fifty-Fifth*



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA


MEMORANDUM FOR U.S. Fish and Wildlife Services  
Ecological Services Field Office  
203 W. Second Street  
Grand Island, NE 668801-5907

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support  
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BRANDT HUMPHREY  
NEPA Program Steward

- 2 Attachments:
1. Environmental Assessment
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*The Sun Never Sets on the Fightin' Fifty-Fifth*



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
**CORPS OF ENGINEERS, OMAHA DISTRICT**  
1616 CAPITOL AVENUE  
OMAHA NE 68102-4901

November 6, 2012

Planning, Programs, and Project Management Division

Mr. Brandt Humphrey  
Offutt Air Force Base Headquarters, 55<sup>th</sup> Wing  
106 Peacekeeper Drive, Suite 2N3  
Offutt AFB, Nebraska 68113

Dear Mr. Humphrey:

The U.S. Army Corps of Engineers, Omaha District (Corps) has reviewed your letter dated October 11, 2012, regarding the environmental report on the construction of a new substation on base to support the electrical requirements of a future facility. The Corps offers the following comments/statements:

The Corps' Wehrspann Regulatory Office located in Omaha, Nebraska, has reviewed the four proposed sites designated for this action for any impacts to Waters of the United States (WOUS) consistent with the Clean Water Act (CWA) 404 program by our office. The four sites appear to be located within the area determined as non-jurisdictional WOUS as they pertain to the CWA. The Offutt Air Force Base (Offutt AFB) area and its boundary was confirmed in a Corps letter to the U.S. Air Force dated February 10, 1998 concurring with the non-jurisdictional WOUS boundary designation. A map showing the non-jurisdictional boundary around the Offutt AFB property has been attached for your review (Enclosure 1).

Offutt AFB's 2009 Wetland Delineation Report shows wetlands located at Site C. An additional map, indicating the location of these wetlands has been attached (Enclosure 2). Although a CWA 404 permit is not required for the proposed sites, Offutt AFB is still required to obtain other applicable Federal, State, Tribal and/or Local permits. One such requirement is complying with Title 117 of Nebraska's Surface Water Quality Standards. The Nebraska Department of Environmental Quality (NDEQ) administers this regulation. These standards apply to all "Waters of the State," including isolated and adjacent wetlands, creeks, lakes, rivers and other water resources. To ensure compliance with NDEQ's standards please contact:

Nebraska Department of Environmental Quality  
Water Quality Division - Planning Unit  
Attention: Jason Garber  
P.O. Box 98922  
Lincoln, Nebraska 68509-8922  
[Jason.garber@nebraska.gov](mailto:Jason.garber@nebraska.gov)  
T: 402-471-2875



If you have not already done so, it is recommended you consult with the U.S. Fish and Wildlife Service and the Nebraska Game and Parks Commission regarding fish and wildlife resources. In addition, the Nebraska State Historic Preservation Office should be contacted for information and recommendations on potential cultural resources in the project area.

Since the proposed project does not appear to be located within Corps owned or operated lands, we are providing no floodplain or flood risk information. To determine if the proposed project may impact areas designated as a Federal Emergency Management Agency special flood hazard area, please consult the following floodplain management office:

Nebraska Department of Natural Resources  
Attention: Shuhai Zheng  
301 Centennial Mall South, 4th Floor  
P. O. Box 94876  
Lincoln, Nebraska 68509-4876  
[shuhaizheng@nebraska.gov](mailto:shuhaizheng@nebraska.gov)  
T: 402-471-3936  
F: 402-471-2900

In addition, please update your records with our current mailing address:

U.S. Army Corps of Engineers, Omaha District  
Planning Branch  
Attention: CENWO-PM-AC  
1616 Capitol Ave.  
Omaha, Nebraska 68102-4901

If you have any questions, please contact Ms. Amanda Ciurej of my staff at (402) 995-2897.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Laux".

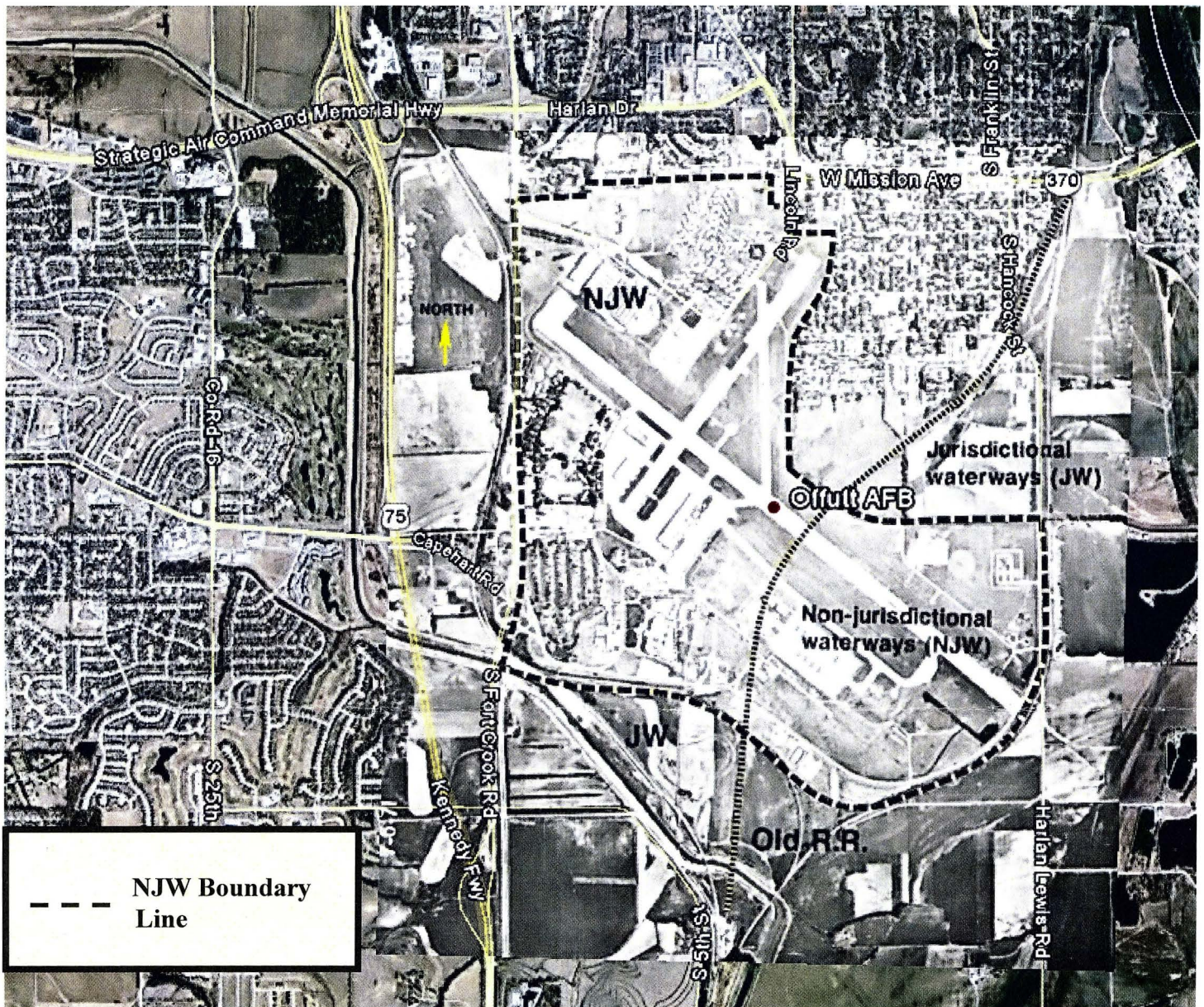
Eric Laux  
Acting Chief, Environmental Resources and Missouri River  
Recovery Program Plan Formulation Section

2 Encls

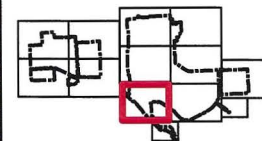
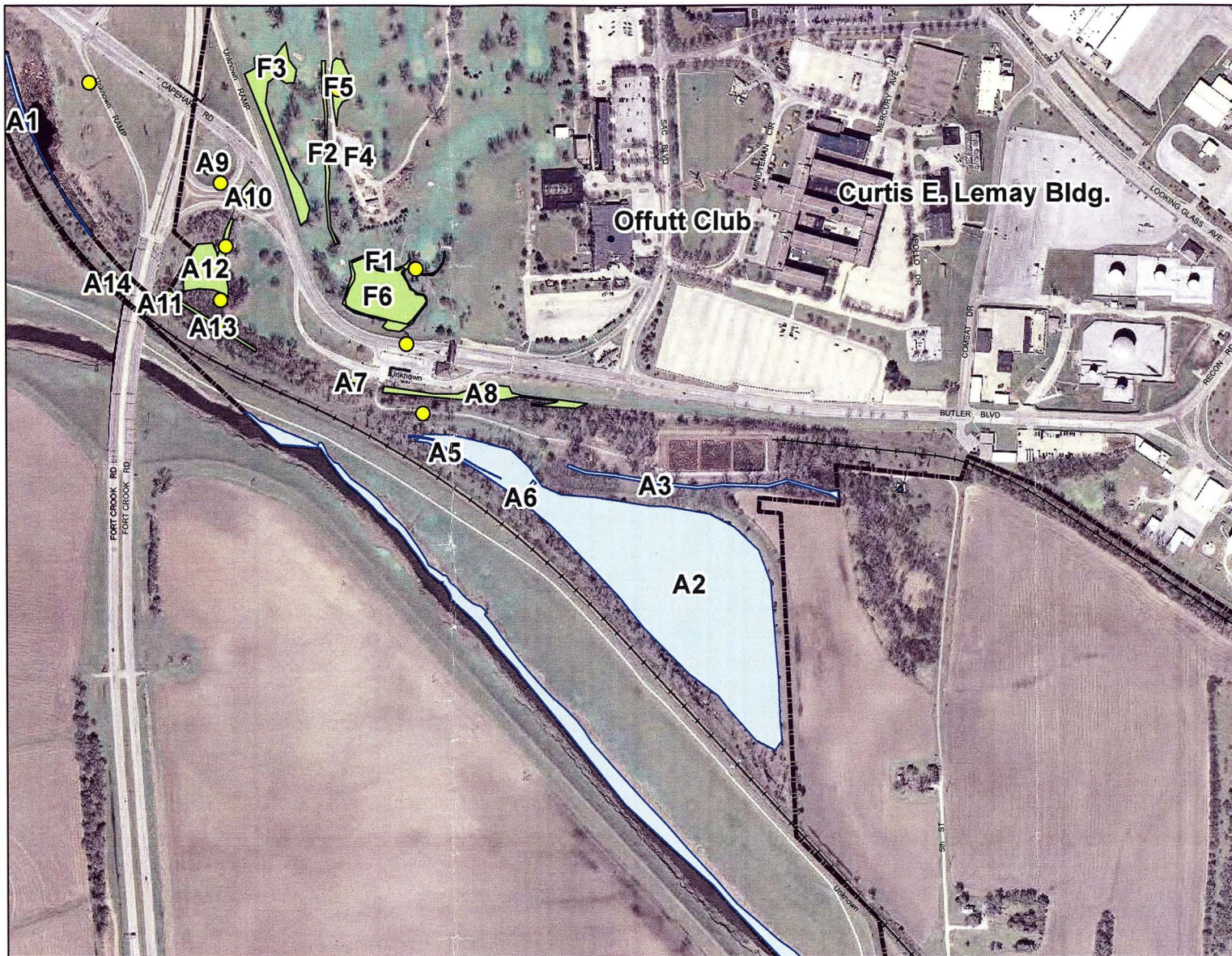
1. Non-jurisdictional Boundary Map
2. Wetlands Map



## Non-jurisdictional Waterways Boundary around Offutt Air Force Base







Mapsheet 9 of 13

#### Legend

- 2009 Data Point
- Jurisdictional Wetland
- Non-Jurisdictional Wetland
- Installation Boundary

1:4,800

0 200 400 Feet



#### 2009 Wetland Inventory

**Figure 3-9**  
SAC Entry Gate Area

CLIENT: U.S. AIR FORCE  
OFFUTT AFB

Source: Offutt AFB, April 2007

**URS**

8300 College Blvd. Suite 200  
Overland Park, KS 66210





DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS, 55TH WING (ACC)  
OFFUTT AIR FORCE BASE, NEBRASKA

18 Dec 12

MEMORANDUM FOR U.S. Army Corps of Engineering, Omaha District  
Planning Branch  
Attn: Eric Laux  
Amanda Ciurej  
CENWO-PM-AC  
1616 Capitol Ave.  
Omaha, NE 68102-4901

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: In response to ACOE letter dated November 6, 2012 in regards to Environmental Assessment (EA) for Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility. Please see the revised EA at Attachment 1.

Dear Mr. Laux:

I would like to thank you for your review and comments regarding this EA.

1. The following paragraphs were revised to clarify the impacts of the difference between the jurisdictional and non-jurisdictional wetland areas: 4.1.6.2, and 4.2.6.
2. Title 117 - Nebraska Surface Water Quality Standards was added to paragraph 1.5.3.
3. The proposed action sites will not be impacted by areas designated as a Federal Emergency Management Agency special flood hazard area. They do not lie within the 100 year floodplain.
4. The following offices are being contacted as recommended:  
Nebraska Department of Environmental Quality, Water Quality Division-Planning Unit  
Nebraska Department of Natural Resources, Floodplain Management  
Nebraska Game and Parks Commission  
U.S. Fish and Wildlife Services

Please direct questions and comments to Attn: Brandt Humphrey at Offutt AFB by letter, or phone at (402) 232-5891. Notwithstanding further comments this will be considered closed.

  
BRANDT HUMPHREY  
NEPA Program Steward

- 1 Attachment:  
1. Environmental Assessment

*The Sun Never Sets on the Fightin' Fifty-Fifth*

Douglas County, NE  
Bennington  
Boys Town  
Omaha  
Omaha City Council  
Ralston  
Valley  
Waterloo

Sarpy County, NE  
Bellevue  
Gretna  
La Vista  
Papillion  
Springfield

Washington County, NE  
Arlington  
Blair  
Fort Calhoun  
Herman  
Kennard  
Washington

Mills County, IA  
Emerson  
Glenwood  
Hastings  
Henderson  
Malvern  
Pacific Junction  
Silver City

Pottawattamie County, IA  
Avoca  
Carson  
Carter Lake  
Council Bluffs  
Crescent  
Hancock  
Macedonia  
McClelland  
Minden  
Neola  
Oakland  
Treyvor  
Underwood  
Walnut

Bellevue Public Schools  
Council Bluffs Airport  
Authority  
Council Bluffs Planning  
Commission  
Golden Hills Resource  
Conservation & Development  
District  
Iowa Western Community  
College  
Metro Area Transit  
Metropolitan Community  
College  
Metropolitan Utilities District  
Miliard Public Schools  
Miliard Suburban Fire District  
Omaha Airport Authority  
Omaha Housing Authority  
Omaha Planning Board  
Omaha Public Power District  
Papillion / La Vista Public  
Schools  
Papio - Missouri River  
Natural Resources District  
Pony Creek Drainage  
District  
Ralston Public Schools  
Valley Fire Protection  
District #5

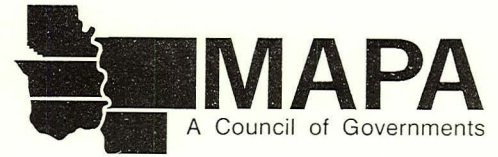
## METROPOLITAN AREA PLANNING AGENCY

2222 Cuming Street, Omaha, Nebraska 68102-4328

Phone: (402) 444-6866 Fax: (402) 342-0949

Email: [mapa@mapacog.org](mailto:mapa@mapacog.org) [www.mapacog.org](http://www.mapacog.org)

In the MAPA Region: 1-800-827-6866



November 7, 2012

Attn: Brandt Humphrey  
55 CES/CEAO  
106 Peacekeeper Dr. Ste 2N3  
Offutt AFB NE 68113-4019

RE: MAPA CASE #2013-004 - Environmental Assessment for Lease with  
Omaha Public Power District to Support New  
USSTRATCOM Facility

Dear Mr. Humphrey:

Enclosed is a copy of the MAPA Board action concerning the project listed above.  
Thank you for the opportunity to review these projects.

Sincerely,

Melissa K. Engel  
Administrative Services Director

mke

Enclosures

OMAHA-COUNCIL BLUFFS METROPOLITAN AREA PLANNING AGENCY

RESOLUTION NUMBER 2013 - 010

WHEREAS, the members of the Omaha-Council Bluffs Metropolitan Area Planning Agency (MAPA) Board of Directors have been formally designated by their respective legislative bodies to act as the official representative in planning matters of mutual concern; and

WHEREAS, the following application has been submitted to MAPA in accordance with Executive Order 12372 for intergovernmental review and coordination; and

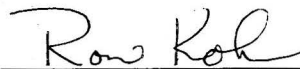
WHEREAS, MAPA has given due consideration to said project; therefore be it

RESOLVED, that MAPA finds the project to be consistent with area-wide planning and forwards favorable comment to the applicant.

MAPA CASE #2013-004

Environmental Assessment for Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USTRATCOM) Facility

PASSED this 25th day of October, 2012.



---

Ron Kohn, Chairman  
MAPA Board of Directors

## Humphrey, Brandt M Civ USAF ACC 55 CES/CEAO

---

**From:** Austin, Yvonne <yvonne.austin@nebraska.gov>  
**Sent:** Tuesday, January 08, 2013 5:16 PM  
**To:** Humphrey, Brandt M Civ USAF ACC 55 CES/CEAO  
**Cc:** Ward, Julie; Waiss, Erik; Duerschner, Charles; Renner, Blayne; Garber, Jason; Austin, Yvonne  
**Subject:** Environmental Assessment and Draft FONSI for Lease with OPPD to built a substation to support the new USSTRATCOM Facility

Mr. Humphrey:

I am the Air Quality Division member of the NEPA Review team for NDEQ. Offutt Air Force Base submitted the documents identified in the subject line above for review by NDEQ. I would appreciate some feedback from you on a couple of items in those documents.

1. Upon looking through the submitted information, I believe the above mentioned two documents contain a typographical error and I just wanted to confirm.

On Page 14 of the Draft Environmental Assessment dated October 2012, the last paragraph of Section 4.1.2.1 Stormwater/Surface Water states the following "Site B is less attractive than Site A because there is no existing stormwater infrastructure to tap into within Site A.....". This statement does not agree with the information presented in the third paragraph of that same Section. I believe the statement should say "...within Site B...".

The same typo was carried forward into the first paragraph on page two of the FONSI, probably due to a copy and paste process.

2. I also wanted to inquire about the proposed "petroleum containing underground storage tanks" discussed in Section 1.6 Federal and State Permits on Page 3 of the Draft Environmental Assessment dated October 2012. Is this petroleum product a fuel that going to be combusted and what equipment is going to be installed (or on site) that requires that fuel source? If the petroleum is not to be used as a fuel, what is its purpose for being stored on the site of the proposed Electrical Substation?

*Thank you,*



***Yvonne Austin***

*Air Quality Environmental Assistance Program Specialist  
Nebraska Department of Environmental Quality  
Suite 400, The Atrium  
1200 "N" Street, P.O.Box 98922  
Lincoln, NE 68509-8922*

*Phone: 402-471-3305      Fax: 402-471-2909*

*Email address* [Yvonne.Austin@nebraska.gov](mailto:Yvonne.Austin@nebraska.gov)





**DEPARTMENT OF THE AIR FORCE**  
**HEADQUARTERS, 55TH WING (ACC)**  
**OFFUTT AIR FORCE BASE, NEBRASKA**

17 Jan 13

MEMORANDUM FOR Nebraska Department of Environmental Quality  
Attn: Yvonne Austin  
Suite 400, The Atrium  
1200 "N" Street P.O. Box 98922  
Lincoln, NE 68509-8922

FROM: 55 CES/CEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB NE 68113-4019

SUBJECT: In response to NDEQ email dated January 08, 2013 in regards to Environmental Assessment (EA) for Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility. Please see the revised EA at Attachment 1.

Dear Ms. Austin:

I would like to thank you for your review and comments regarding this EA.

1. Section 4.1.2.1, Paragraph 5, and the FONSI were revised as per your review to say, "Site B is less attractive than Site A because there is no existing stormwater infrastructure to tap into within Site B, and this infrastructure would have to be built."
2. Section 1.6 was revised to exclude mention of the permits required for underground storage tanks. There is currently no plan to include any underground storage tanks as part of the construction of the substation.

Please direct questions and comments to Attn: Brandt Humphrey at Offutt AFB by letter, or phone at (402) 232-5891. Notwithstanding further comments this will be considered closed.

  
BRANDT HUMPHREY  
NEPA Program Steward

- 1 Attachment:  
1. Environmental Assessment

*The Sun Never Sets on the Fightin' Fifty-Fifth*





# Project Review

---

DATE: January 14, 2013  
TO: Brandt Humphrey; Department of the Air Force; Offutt Air Force Base  
FROM: John Callen, NDNR  
SUBJECT: Environmental Assessment for Lease with Omaha Public Power District to Support New United States Strategic Command (USSTRATCOM) Facility

---

As requested, the Nebraska Department of Natural Resources (NDNR) has reviewed the proposed project area alternatives, Sites A, B, C, and D, for potential impacts to surface water rights, registered groundwater wells, and floodplain management. The project review identified no impacts.

However, it should be noted that all of these sites are in regions of the FEMA Flood Insurance Rate Map (FIRM) that are considered 'area not included' and therefore do not have floodplain maps. This is due to the fact that the sites are on the Offutt Air Force Base property. Some of these sites appear to be in close proximity to Papillion Creek and may be at risk of flooding; however, since they are within the 'area not included' portion of the FIRM, no floodplain data is available for review or comment.

If you have any questions about this review, please feel free to contact me at 402.471.3957 or [john.callen@nebraska.gov](mailto:john.callen@nebraska.gov).



October 18, 2012

Brandt Humphrey  
55 CES/NEAO  
106 Peacekeeper Dr Ste 2N3  
Offutt AFB, NE 68113-4019

RE:

1210-101-01 OFFUTT AFB LEASE WITH OPPD TO SUPPORT US STRATEGIC COMMAND

Dear Mr. Humphrey:

Thank you for submitting the referenced project proposal for our review and comment. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

Given the information provided, in our opinion there will be no historic properties affected by the project as proposed. Should any changes in the project be made or in the type of funding or assistance provided through federal or state agencies, please notify this office of the changes before further project planning continues.

Please retain this correspondence and your documented finding in order to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact Jill Dolberg at 402-471-4773.

Sincerely,

  
L. Robert Puschendorf  
Deputy State Historic Preservation Officer  
Nebraska State Historic Preservation Office

1500 R Street  
PO Box 82554  
Lincoln, NE 68501-2554  
p: (800) 833-6747  
(402) 471-3270  
f: (402) 471-3100  
[www.nebraskahistory.org](http://www.nebraskahistory.org)



## Nebraska Game and Parks Commission

2200 N. 33rd St. / P.O. Box 30370 / Lincoln, NE 68503-0370

Phone: 402-471-0641 / Fax: 402-471-5528 / [www.OutdoorNebraska.org](http://www.OutdoorNebraska.org)

February 1, 2013

Brandt Humphrey  
55 CES/CEAO  
106 Peacekeeper Dr. Ste. 2N3  
Offutt AFB, NE 68113-4019

**RE: EA for lease with Omaha Public Power District to construct a new substation at Offutt AFB to support the new USSTRATCOM facility, Sarpy County**

Dear Mr. Humphrey:

Nebraska Game and Parks Commission (NGPC) staff members have reviewed the Environmental Assessment (EA) provided for the project identified above. The EA has determined that Site A is the preferred site for the project. Site A is an existing parking lot within Offutt AFB. The conclusion of the EA is that a Finding of No Significant Impact (FONSI) is appropriate.

We concur with the EA that the preferred alternative as described is not likely to have adverse impacts on resources within our agency's areas of concern, including state-listed threatened and endangered species, fish and wildlife species and their habitat, wetland and stream resources, or NGPC properties.

Thank you for the opportunity to review this proposal. If you have any questions regarding these comments, please contact me at (402) 471-5423 or [carey.grell@nebraska.gov](mailto:carey.grell@nebraska.gov).

Sincerely,

Carey Grell  
Environmental Analyst  
Environmental Services Division

## **Humphrey, Brandt M Civ USAF ACC 55 CES/CEAO**

---

**From:** Ward, Julie <julie.l.ward@nebraska.gov>  
**Sent:** Thursday, February 07, 2013 4:17 PM  
**To:** Humphrey, Brandt M Civ USAF ACC 55 CES/CEAO  
**Subject:** NEPA Review: Offutt Air Force Base - New USSTRATCOM Facility (Substation)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### **RE: NEPA Review – Offutt Air Force Base - New USSTRATCOM Facility (Substation)**

The Nebraska Department of Environmental Quality (NDEQ) has reviewed the above-mentioned project. As with any project, permits may be required prior to beginning construction or operation. At a minimum, you should be aware of the possible requirements for the following permits:

- Former correspondence from Yvonne Austin with NDEQ's Air Program have been supplied under separate email regarding this project. If you have further questions for NDEQ's Air Program, please contact Yvonne Austin at the number provided below.
- All construction and demolition waste and any discovered waste must be properly handled and disposed of appropriately. Please check all removed transformers for PCB content and handle appropriately. Please recycle all construction or demolition-related wastes when possible. If you have questions for the NDEQ Waste Management program, please contact Erik Waiss at the number provided below. Also below you will find a link to NDEQ's Demolition and Construction brochure. [http://www.deq.state.ne.us/Publica.nsf/c3b5a90ab813791606256ab600689f7b/89e0f561638367de86257538005487f7/\\$FILE/C&D%20Waste%20Brochure.pdf](http://www.deq.state.ne.us/Publica.nsf/c3b5a90ab813791606256ab600689f7b/89e0f561638367de86257538005487f7/$FILE/C&D%20Waste%20Brochure.pdf)
- An NDEQ Construction Storm Water General Permit may be required, depending upon the selection option. NDEQ recommends incorporating green infrastructure techniques (impervious surface disconnection, bio-retention basins, etc.) within landscape plan to minimize volume/velocity of run-off from developed area. Compaction remediation and top soil preservation will be required in future Construction Storm Water General Permits. Please contact Blayne Renner at the number provided below if you have questions for the Stormwater program.
- Any modifications or additions to a wastewater system would require a construction permit under Title 123. Please contact Chuck Duerschner at the number provided below if you have questions related to this permit.

**Air Quality Program – Yvonne Austin, 402-471-3305**  
**Waste Management Compliance – Erik Waiss, 402-471-8308**  
**Stormwater Program - Blayne Renner, 402-471-8330**  
**Waste Water Program – Chuck Duerschner, 402-471-4206**

Until further along in the planning process, it is unknown whether there may be additional regulatory requirements. We strongly urge the project sponsors to make contact with the Department. It has been our experience that early and open communication helps facilitate the permitting process.

If you have questions about the permitting process, or any other questions, feel free to contact me at (402) 471-6974. For more information, please visit our website at [www.deq.state.ne.us](http://www.deq.state.ne.us). Good luck with your project!

**Julie L. Ward**  
**National Environmental Policy Act (NEPA) Coordinator**

NE Department of Environmental Quality  
1200 "N" Street, The Atrium, Suite 400  
P.O. Box 98922, Lincoln, NE 68509-8922  
Phone: 402.471.6974 | E-mail: [julie.l.ward@nebraska.gov](mailto:julie.l.ward@nebraska.gov)



*\* Please consider the environment before printing this email.*

Place Ad Here

**PUBLIC NOTICE**

U.S. Air Force  
Offutt Air Force Base, Nebraska  
Public Comment  
Environmental Assessment of Lease with  
Omaha Public Power District to Support New  
USSTRATCOM Facility  
Offutt Air Force Base, Nebraska

The U.S. Air Force (AF) is soliciting public comment regarding the Environmental Assessment (EA) for the lease with Omaha Public Power District to support the new USSTRATCOM Facility. The new substation will serve future electrical requirements of the 1,000,000 SF USSTRATCOM facility allowing effective mission operations.

The EA is intended to assist the AF in compliance with the National Environmental Policy Act (NEPA) of 1969, the Council on Environmental Quality (CEQ) regulations, Air Force Instruction (AFI) 32-70, Environmental Quality, and 32 CFR Part 989.

Under the guidelines of NEPA, the AF is providing the public the opportunity to review and comment on the EA during a 30 day period that starts on 3 October 2012. The AF will consider any public comments received on the EA. The public is invited to send written comments on the EA to the address listed below. **In order to be considered, written comments must be postmarked by 2 November 2012.**

55th Wing, Public Affairs Office  
Address  
Offutt Air Force Base, Nebraska  
(402) 294-3663  
e-mail: 55wg.pa@offutt.af.mil

The EA document, both hardcopy and electronic, may be viewed at the Bellevue Public Library:

Bellevue Public Library  
1003 Lincoln Rd.  
Bellevue, NE 68005  
Phone: (402) 293-3157

Hours: Monday-Thursday	9 a.m. - 9 p.m.
Fridays - Saturdays	9 a.m. - 5 p.m.
Sundays	12 p.m. - 5 p.m.

**Proof of publication**

**AFFIDAVIT**

State of Nebraska, County of Douglas, ss:

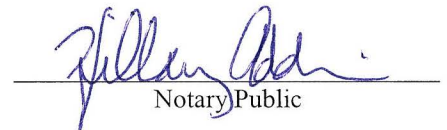
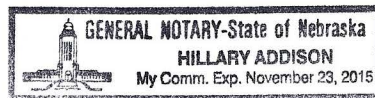
Kiley Petersen, being duly sworn, deposes and says that she is an employee of The Omaha World-Herald, a legal daily newspaper printed and published in the county of Douglas and State of Nebraska, and of general circulation in the Counties of Douglas, and Sarpy and State of Nebraska, and that the attached printed notice was published in the said newspaper on the 1 day of October 2012, and that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge. The Omaha World-Herald has an average circulation of 145,620 Daily and 179,203 Sunday, in 2012.

(Signed)



Title: Account Executive

Subscribed in my presence and sworn to before me this 1 day of October, 2012.

  
Notary Public

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Affidavit \_\_\_\_\_

Paid By \_\_\_\_\_



# AFFIDAVIT OF PUBLICATION

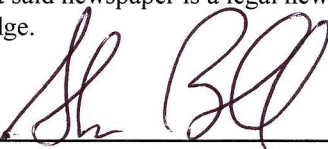
STATE OF NEBRASKA        }  
  } SS.  
County of Sarpy                }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Kirk Hoffman deposes and says that he is the Business Manager of the **Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor**, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, October 3, 2012

Bellevue Leader


And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

  
\_\_\_\_\_

Shon Barenklau       OR       Kirk Hoffman  
Publisher               Business Manager

Today's Date 10-02-2012

Signed in my presence and sworn to before me:

  
\_\_\_\_\_

Notary Public

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## PUBLIC NOTICE

U.S. Air Force  
Offutt Air Force Base, Nebraska  
Public Comment  
Environmental Assessment of Lease with  
Omaha Public Power District to Support  
New USSTRATCOM Facility  
Offutt Air Force Base, Nebraska

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Sundays               12 p.m. - 5 p.m.  
1566777; 10/3

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## **FINDING OF NO SIGNIFIGANT IMPACT (FONSI)**

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### **1.0 Name of Action**

Lease with Omaha Public Power District (OPPD) to Support New United States Strategic Command (USSTRATCOM) Facility and Existing Base Load.

### **2.0 Purpose**

OPPD requires a new substation to support the future electrical requirements of a 1,000,000 square foot (SF) USSTRATCOM facility and existing base load. Offutt Air Force Base (AFB) prepared an Environmental Assessment (EA) to identify and evaluate potential environmental effects from entering into a lease with OPPD to support the new USSTRATCOM facility and existing base load. To determine the possible environmental effects, the major element (building the substation) of the proposed action was identified and evaluated. The EA was prepared in accordance with the National Environmental Policy Act (NEPA) of 1969 (PL 91-190; 42 USC 4321- 434 7), as amended; Council on Environmental Quality (CEQ) Regulations for Implementing the Provisions of NEPA (CEQ Regulations, 40 Code of Federal Regulations [CFR] Parts 1500-1508); and Air Force Instruction 32-7061 as promulgated in 32 CFR 989. The EA is attached and incorporated by reference.

### **3.0 Description of the Proposed Action and Alternatives**

The lease would include the construction of a new substation on base to deliver electrical power to meet the requirements of a 1,000,000 SF new USSTRATCOM facility and existing base load.

#### **Proposed Action Alternative:**

The proposed location, Site A, is a 1.5 acre site located just south of the existing Community Activities Center building, in what is currently a parking lot. Site A provides direct access for service vehicles from Fort Crook Road, resulting in quicker OPPD response. This alternative also eliminates the overhead transmission lines from the south into the substation near the current USSTRATCOM building. Also, transformers would provide voltage regulation and easily accommodates native OPPD load currently fed from existing substations. There are no outlying adverse environmental impacts from this Site.

#### **Alternative B:**

Site B includes a 1.5 acre site located near the former McCoy Hall, and consists of part of the lawn to the south. Site B would need an access corridor for service vehicles from Fort Crook Road and a route for transmission lines from the current substation located directly across from Fort Crook Road. This alternative also eliminates the overhead transmission lines from the south into substation near the current USSTRATCOM building. Also, transformers would provide voltage regulation. However, Site B requires a larger total footprint for the substation yard and access corridor. Increased construction cost would result due to the longer buried transmission



lines and distribution lines to serve the connecting between the proposed new substation and the preexisting substation to the west. Site B is less attractive than Site A because there is no existing stormwater infrastructure to tap into within Site B, and this infrastructure would have to be built. This infrastructure would result in higher construction costs to create this needed infrastructure. There are no outlying adverse environmental impacts from Site B.

#### **Alternative C:**

Site C includes a 1.5 acre site located southeast of the Fort Crook Road and Capehart Road/Butler Boulevard intersection. Site C was eliminated from further analysis as Site C is located within a flood plain and therefore would not be feasible.

#### **Alternative D:**

Site D includes a 1.5-acre site is adjacent to the Offutt Club and the Offutt Inn. Site D was eliminated from further analysis as it would be difficult to serve transmission lines from the south. Geofoam in the area prevents placing foundations for overhead lines.

#### **No-Action Alternative:**

Property is not leased to OPPD; no new substation is constructed to support the new USSTRATCOM facility.

### **4.0 Summary of Environmental Consequences**

#### **Air:**

The proposed construction would cause a short term, minimal increase in air emissions. The increase would be in particulate matter (PM-10) from construction site dust and motor vehicle/equipment emissions (CO, NO<sub>2</sub> and SO<sub>2</sub>). The relatively short duration of construction activities coupled with the limited amount of construction equipment being used would produce a negligible impact on the air quality of Offutt AFB and the local area. Additionally, standard dust control measures (watering) would be employed to control PM-10 release. The substation project does not include plans for installation of generators, boilers, or cooling towers. There is no significant contribution to air emissions expected from this project.

The No-Action alternative could have a negative impact on air quality if the substation is not built. If power outages occur then the new USSTRATCOM facility would depend on its emergency boilers and generators thereby producing more criteria air and hazardous air pollutants than the Proposed Action. Also, the older buildings, if not demolished under Offutt's Relocation and Move Plan, would require a greater energy demand during emergency operations and the emergency backup boilers and generators would produce more criteria and hazardous air pollutants.

**Water:**

Site construction would disturb area greater than one acre at Sites A and B and would require a National Pollutant Discharge Elimination System Permit to discharge storm water associated with the construction activities. A Storm Water Pollution Prevention Plan (SWPPP) for construction activities would be required. The SWPP dictates what measures the contractor must take to prevent the discharge of pollutants in construction site runoff to the storm sewer system. The proposed action would have a negligible effect on the shallow groundwater. The groundwater at Offutt AFB is not used as a drinking water source for Offutt AFB or any other population. Excavation operations are not expected to impact the groundwater aquifer or flow of groundwater. Impacts to groundwater are expected to be the same at Sites A and B.

**Soil and Soil Erosion:**

Sites A and B would occur in the developed area of Offutt AFB. Impacts for the proposed action are expected to be only temporary and related to the construction activities. The contractor would be required to use best management practices to control soil erosion IAW the Offutt AFB Soil Erosion and Sediment Control Plan. Impacts to the soil at Sites A and B from erosion are expected to be negligible.

**Noise:**

Construction activities would cause a temporary, localized increase in noise. These events would be of limited duration and would occur during daylight hours resulting in a negligible impact at both Sites A and B.

**Solid and Hazardous Waste:**

The contractor is required to abide by Offutt's Integrated Solid Waste Management Plan (ISWMP) and Hazardous Materials Management Plan, which dictates the appropriate measures to prevent improper disposal of wastes. As required by the ISWMP, the contract states that recycling and re-use of construction and demolition debris is required for all applicable materials. During operation of the substation hazardous materials and waste would be negligible, and no polychlorinated biphenyls would be present.

**Floodplains and Wetlands:**

Sites A and B are not located in the 100-year flood plain. A 2009 Army Corps of Engineers study and report did not identify any wetland areas within the secured area of Offutt AFB. Sites A and B are not expected to impact jurisdictional wetlands.

**Socioeconomics and Environmental Justice:**

Implementation of the proposed project may provide minor short term employment for construction workers and benefits to businesses that supply construction materials, meals, and

lodging, but the long term impacts would be negligible. In addition, there are no environmental justice issues associated with the proposed construction activities because minority populations and low-income populations do not reside near Sites A or B.

### **Transportation:**

Increased traffic due to the substation construction and maintenance would be temporary. This increase is expected to be negligible.

### **Occupational Safety and Health:**

The proposed construction action would cause a short term, minimal increase in air emissions. The increase would be in particulate matter (PM-10) from construction site dust and motor vehicle/equipment emissions (CO, NO<sub>2</sub> and SO<sub>2</sub>). Standard dust control measures (watering) would be employed to control PM-10 release to protect the health of Air Force employees, contractor employees, and others at the work site. Additionally, personal protective equipment will be required to protect personnel at the site from impacts such as dust, noise, and work related hazards. Impacts from construction related activities are similar for Sites A and B.

### **Energy:**

Building a new substation will have a beneficial impact on energy usage regardless of where the new substation facility is built. With the construction of the new substation, use of older and less reliable substations will decrease. The new substation will reduce the load demanded on the older substations or make them obsolete altogether, decreasing the risk of power failure to facilities at Offutt AFB and in nearby Bellevue, Nebraska. The No-Action alternative would result in higher energy costs because the new USSTRATCOM facility requires the substation to provide power for its operations. If the substation is not built, then Offutt would not be able to construct the new USSTRATCOM facility, its consolidation plan would not take place, and Offutt would be compelled to continue its use of older less energy efficient buildings.

### **Cultural Resources:**

The Fort Crook Historic District would not be impacted. There are no buildings potentially eligible for the National Register of Historic Places that would need to be demolished for Sites A or B. Both sites are located on previously disturbed land and no archaeological sites are expected to be impacted.

## **5.0 Public Comments**

The public was offered an opportunity to comment on this EA and the unsigned FONSI. This public comment ran from 3 October 2012 to 7 February 2013. Public comments were received.

## 6.0 Conclusion

I have concluded that the proposed action will not have a significant adverse impact of a long term nature to the quality of the human or natural environment. A Finding of No Significant Impact is appropriate. Therefore, no Environmental Impact Statement will be prepared. This analysis fulfills the requirements of the National Environmental Policy Act, The President's Council on Environmental quality, and 32 CFR 989.

  
\_\_\_\_\_  
Hans F. Palaoro, Colonel, USAF  
Vice Commander, 55th Wing

1 APR 13  
Date